

SAMS PROPOSAL CLARIFICATIONS

1. Will an Amendment be issued reflecting the new due date of September 10, 2001?

Change made in the document

2. Will there be any mandatory forms required, such as the Information To Offerors Cover Sheet? (One was provided with the draft RFP.)

The Information to Offerors Cover Sheet, contained in the draft, has been deleted.

3. RFP Page 9, 1st paragraph, Introduction, and Appendix B, Page 9, (11) Electronic Offers. Are electronic copies of the proposal required? Appendix B states, Electronic copies may be provided on CD-ROM.

Electronic copies, as described in the "Phase I Submittal Requirements", are required.

4. RFP Page 11, Paragraph 4) Financial Strategy, requires financial information. Are the financial statements and balance sheets counted against the page count?

No.

5. RFP Page 12, Paragraph b) Preliminary Project Financial Plan, requires Preliminary Financing Commitment Letters. Are these letters counted against the page count?

No.

6. Appendix B, Page 8, Paragraph (5), Page Limitations. The last sentence states, Each page shall be counted except for the following: maps, pictures, drawings, renderings, and the like. Is it understood that all maps, pictures, drawings, renderings, and the like, do not count against the page count in Phase I?

Yes.

7. Appendix B, Page 9, Paragraph (b). Are 11 x 17 foldouts counted as 1 or 2 pages?

One page.

8. Regarding the RFP's past performance submittal requirements. Specifically, Pg 9, paragraph 2) a). Within this paragraph it states, "Describe a minimum of two projects... where the Offeror served as the primary developer." In a telecon, you stated that it was the Air Force's intent to accept "projects completed" from any offering team, as long as the projects met the square foot and performance period criteria. Our interpretation of this is, that a team would be responsive to the RFP by submitting projects of the necessary

square foot requirements, completed by one of developer team members, even though that team member is not the “primary developer.” Your subsequent comments in the telecon indicated that such a submission might not be of the same relevance as another proposal wherein the submitted projects were completed by the primary developer.

This is an accurate interpretation of the Air Force position relative to past performance project submittal requirements.

9. Reference RFP Pg. 8, “**SAMS PROJECT SCHEDULE.**” Within the first bullet, the RFP specifies a 30-month facility completion schedule. This seems to be in conflict with Pg 28, para 4) b) v); wherein the RFP specifies 38 months. Please clarify. Additionally, when the Air Force uses the term “project complete,” we interpret that to mean that all developer/contractor construction has been accomplished and the facility is ready for acceptance by the Air Force.

The correct completion period is 38 months, RFP document corrected by Amendment #1.

Your interpretation of "project complete" is correct.

10. Reference Appendix A, Pg 6, “Facility Space Requirements” Table. Within the table asterisks are used relative to different types of office space. Please provide information relative to asterisk meaning.

Asterisks are a "typo"; corrected in RFP amendment 1

11. Reference Appendix A, Pg. 23 “Organizing Elements” Diagram. Please identify the gray colored (no hash marks) buildings.

The buildings are the Fitness Center (gym), Medical Dental Clinic, Commissary (grocery store), Base Exchange (department store), and the SAMS parking structure. The facilities are also identified by name on Pg. 38 of Appendix A.

12. Reference Appendix A, Pg 27 Internal Vehicular Circulation. The last sentence on the page indicates “1000 spaces” are required for SAMS non-surface parking. The table at the bottom of the page indicates “1100” parking spaces for the SAMS Complex. Please clarify.

Clarified in RFP amendment 1

13. a. Appendix B, Pg 4. A subparagraph 1.(c)(7) has been added which states “Offerors may submit alternate proposals. However, each proposal submitted shall be stand alone and subject to all RFP requirements. Our understanding of the SAMS RFP approach was to give offerors maximum latitude in proposing innovative approaches to land use,

allocation, “building locations/siting,” etc. The definitive statement that “alternate proposals” may be submitted, implies that there is a definite “SAMS configuration/solution,” which serves as a baseline or benchmark, against which the Air Force wishes offerors to submit “basic” proposals. Innovative approaches to be submitted as alternate proposals. If such a “baseline/benchmark” approach is contained within the RFP, request the Air Force identify it by RFP page numbers.

There is no definite “SAMS configuration/solution”. The RFP includes examples only of workable scenarios. The point of specifically allowing alternate proposals is to provide a safety net if an Offeror wanted to submit more than one approach. (Example if they felt they had an approach that was "too innovative".

13. b. Additionally, if an alternate proposal is submitted, we understand that it must be a “stand alone proposal,” meaning a separate proposal, which would be self contained, even if it duplicated elements of the “basic proposal.” Please confirm if our understanding is correct.

Correct

14. Appendix C, Pg 2, “Additive/Deletive Pricing Options. It is unclear as to how this section should be completed. For example, if the offeror does not plan on offering these additive/deletive items, as items to be deleted should we include them anyway; i.e. are they mandatory submittals?

Yes

Relative to “Rough Estimate of the deletive items #1-11,” does the Air Force wish each items priced separately or a total number?

Price separately

Additionally, regarding demolition of the gas station, is such demolition with or without removal of underground fuel tanks?

Includes removal.

15. Appendix B, Para. 3.0 (b) (5), last sentence states, “Each page shall be counted except the following: maps, pictures, drawings, renderings, and the like.” Additionally, Appendix B, Pg 9, subparagraph (9) (b) states, “Foldout pages...diagrams and schematics not for pages of text.” Based on these references, we understand that “text only” pages (possibly with some small tables and/or pictures) are subject to page count restrictions. Foldout pages, 11 x 17, are to be used to communicate “large tables of data (with associated minimal text),” pictures, drawings, renderings and schematics and are not counted relative to the page restrictions. Please confirm that we have interpreted your instructions correctly.

Correct.

16. The RFP advises that a "replacement Bldg 219," for the 61st ABG will be constructed in FY02. Request the following information:

-Planned ABG Construction Schedule (specifically construction start/end date)

Construction projected to start late CY 2002; complete mid CY 2003.

-How large will the building be; foot print, square footage?

Project scope is 136K SF; projected to be 4-5 stories high.

-What flexibility will/will not be available to the SAMS Developer regarding relocating the ABG foot print?

There is some flexibility in relocating the facility, however the "window of opportunity will close late in CY 2001.

ALSO NOTE: page 4, SAMS PROJECT ALTERNATE APPROACHES, states "financial feasibility is ... primary concern". The paragraph related to Area B states "developer may propose alternate siting options in Area B that deviate from ... Appendix A".

17. RFP Page 9, Introduction. Will the Air Force consider extending the Executive Summary's Page limit from 5 pages to 9 pages?

No.

CLARIFICATIONS:

18. Regarding the Submittal Requirements for SubFactor 1, Financial Strategy, subparagraph a) Financial Strength, the phrase "audited and certified financial statements..." does not require an independent audit. The meaning of the sentence is that the Chief Financial Officer will have internally audited and certified the financial sheets and balance sheets. However, in the evaluation of proposals, the Air Force may consider independently audited financial statements a strength.

19. Regarding the Submittal Requirements for SubFactor 1, Financial Strategy, subparagraph b) Preliminary Project Financial Plan, the word "preliminary" in phrase "preliminary term sheets and financing commitment letters" means not underwritten and not a commitment to lend.